

**REALTY TITLE**

1306 Goodman Road, Suite 110  
 Southaven, MS 38671  
 (662)536-1770  
 File No. 04060255

1/04/05 2:35:29  
 BK 490 PG 53  
 DESOTO COUNTY, MS  
 W.E. DAVIS, CH CLERK

**WARRANTY DEED**

Cardell Sims and Brenda Sims

- **GRANTORS**

Daryl Martin and Frantrrese S. Williams

- **GRANTEES**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Cardell Sims and Brenda Sims do hereby sell, convey and warrant unto Daryl Martin and Frantrrese S. Williams, as joint tenants with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 99, Phase IIA, The Lakes Of Delta Bluffs Planned Development Subdivision, situated in Section 27, Township 1 South, Range 9 West, as shown on plat of record in Plat Book 76, Page 1 in the Chancery Clerk's Office of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 17th day of December, 2004.

Cardell Sims

Cardell Sims

Brenda Sims

Brenda Sims

STATE OF MISSISSIPPI  
 COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 17<sup>th</sup> day of December 2004, within my jurisdiction, the within named Cardell Sims and Brenda Sims, who acknowledged that he/she/they executed the above and foregoing instrument.

My commission expires:



Christy Pharr  
 (Notary Public)

Grantors' Address:

7392 Wendy Way

Walls, MS 38680

Phone # 901-320-2781  
SAME

Grantees' Address:

5801 Riverport Dr

Southaven, MS 38672

Phone # 901-210-2107  
SAME